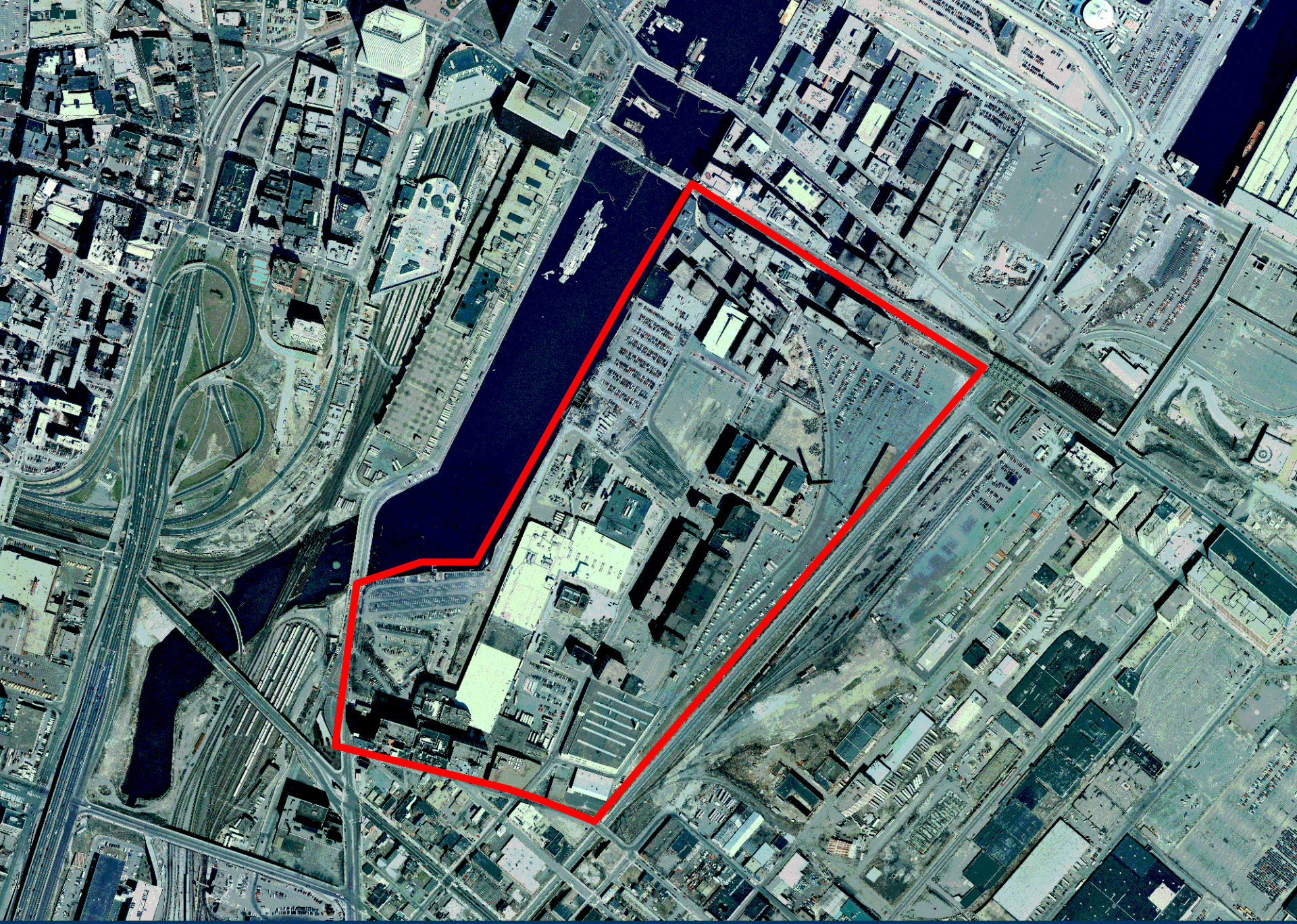
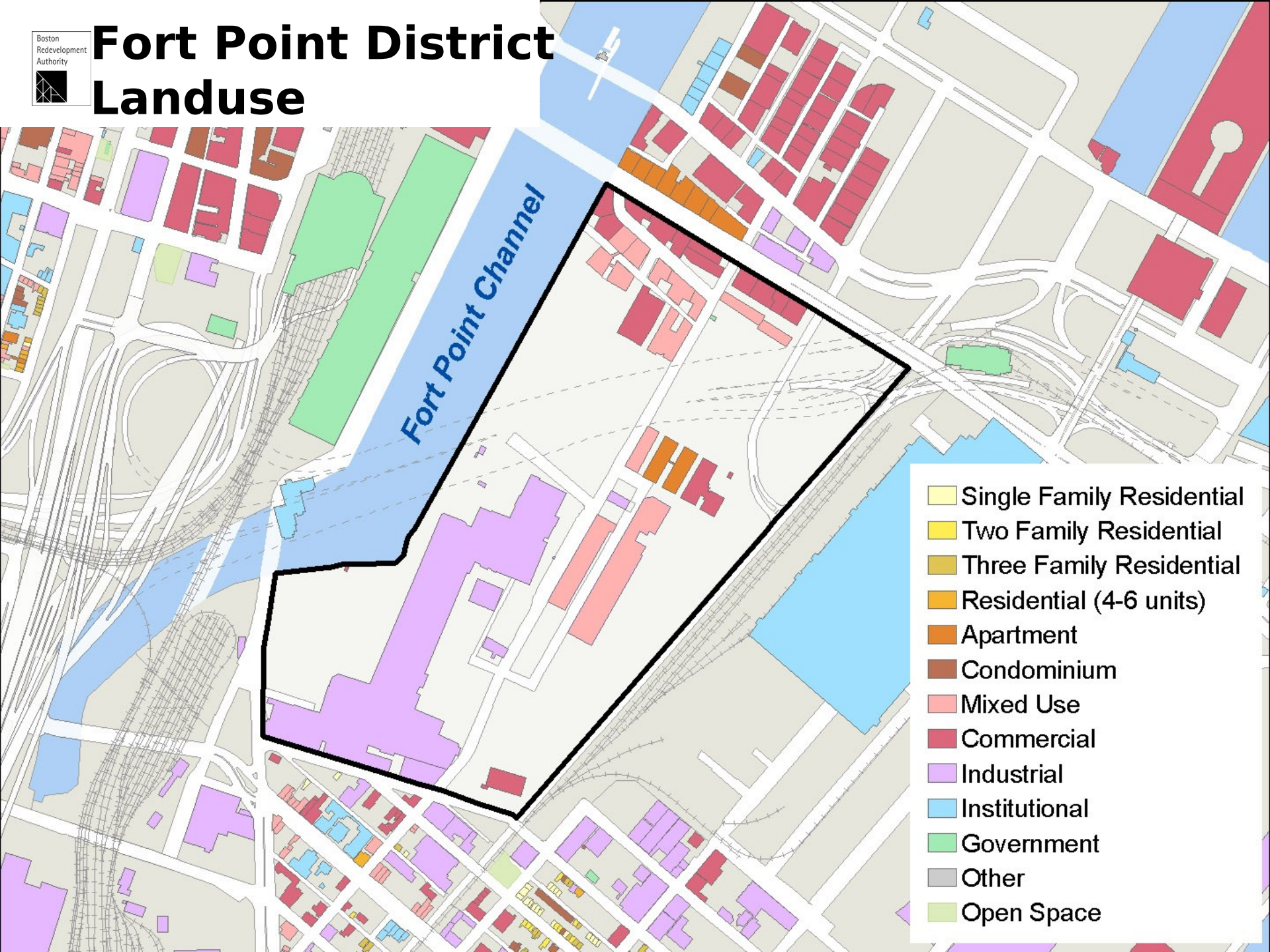
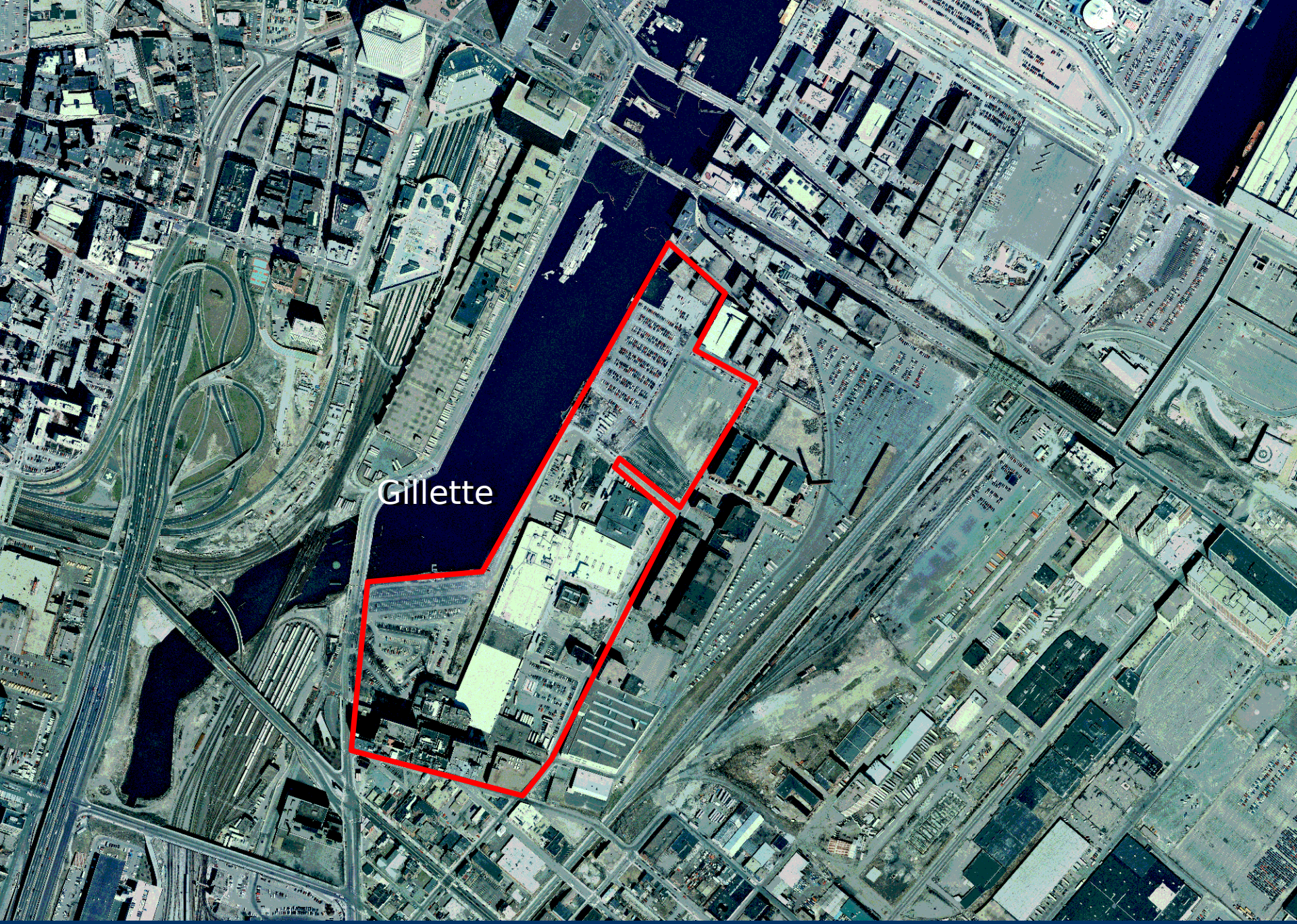


Boston Redevelopment Authority

Fort Point District Landuse



Land Owners



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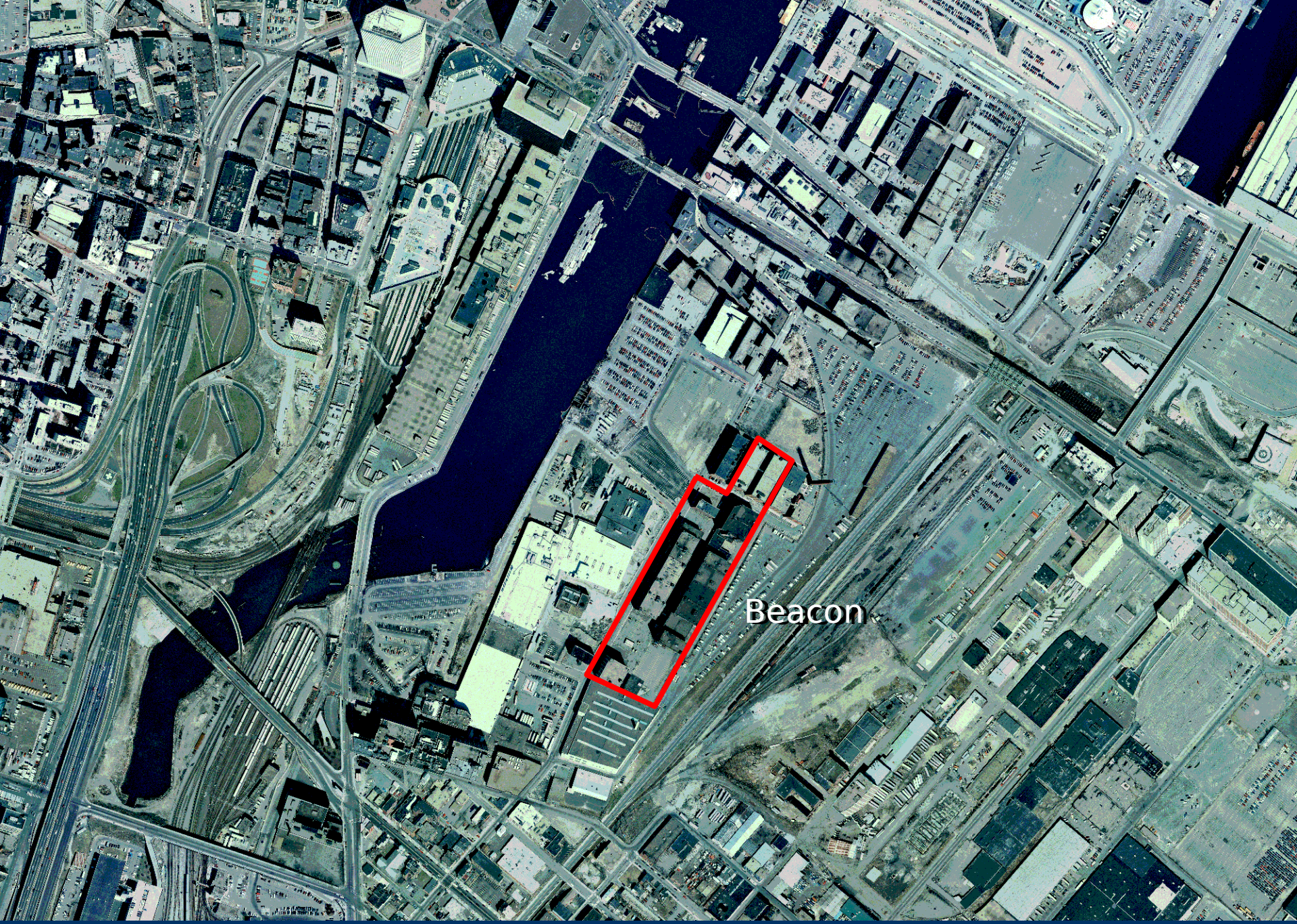
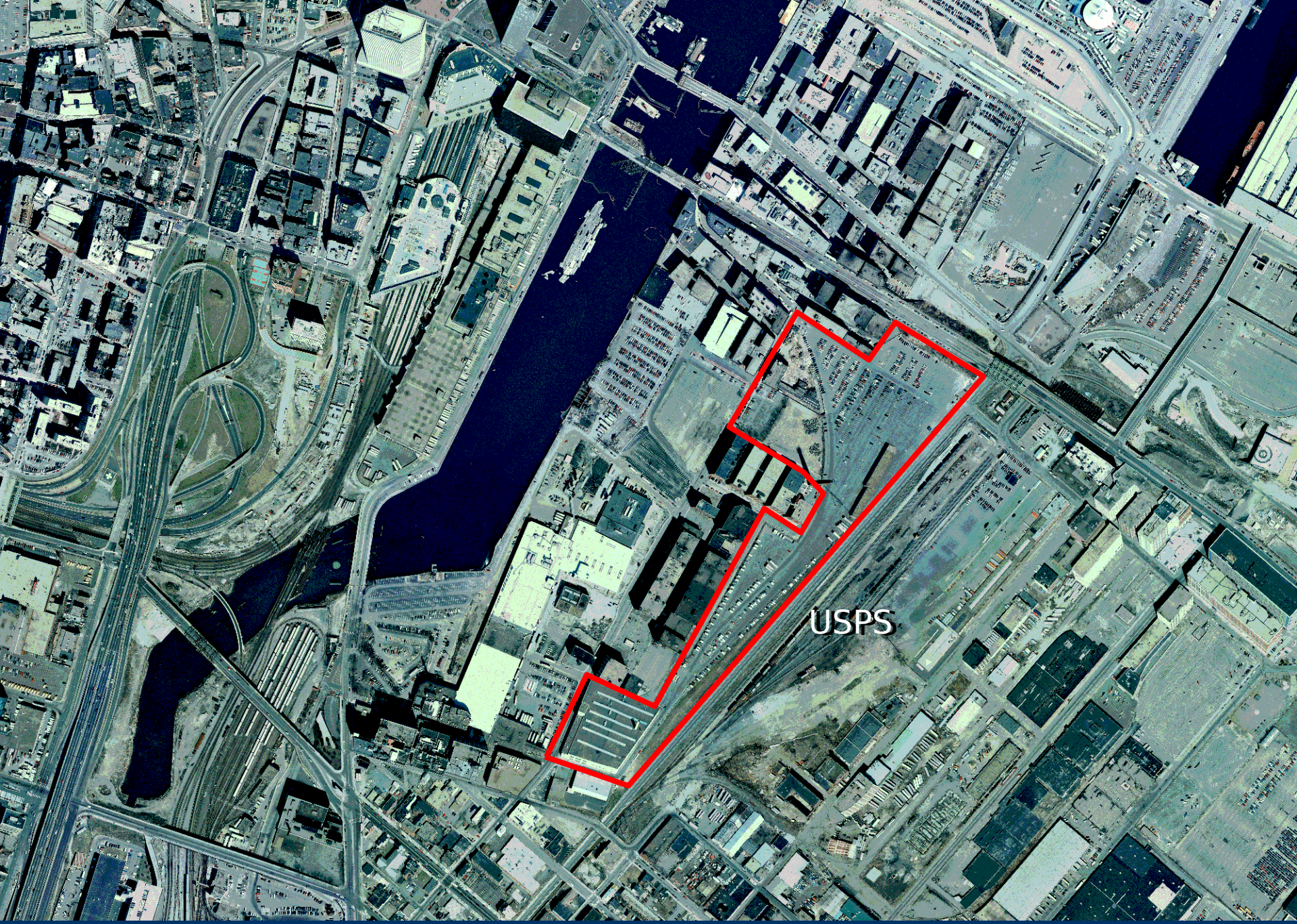
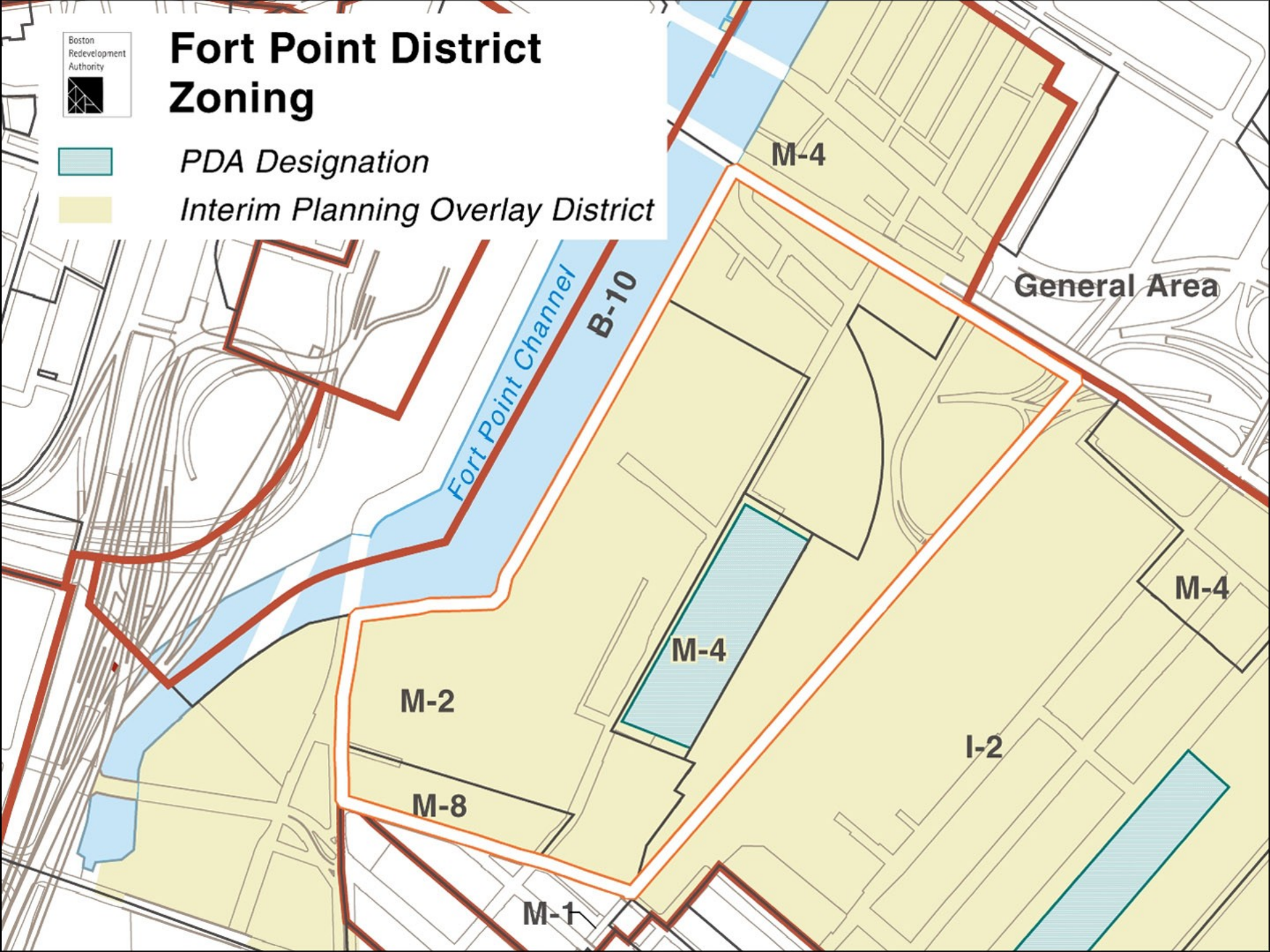


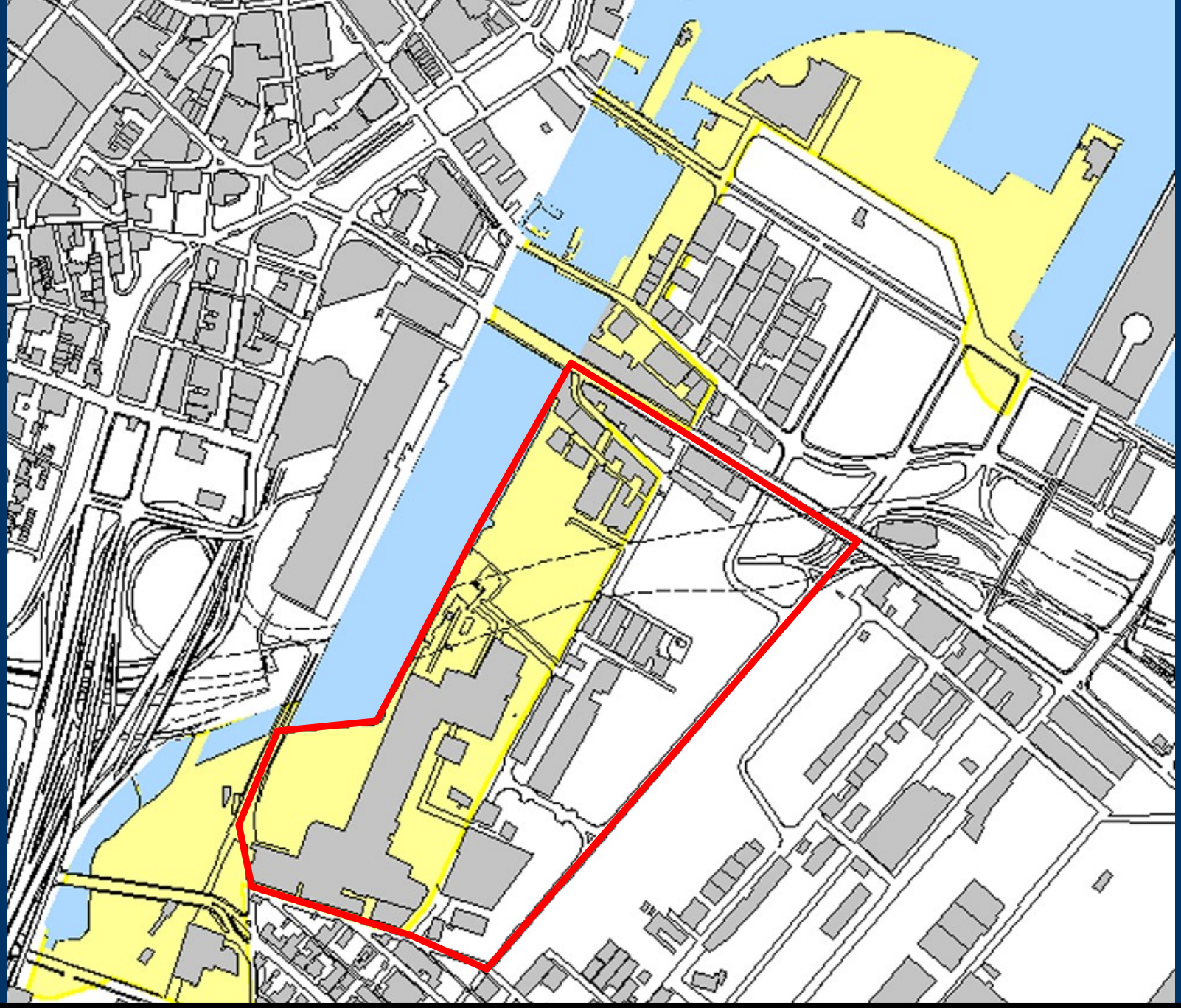
Land Owners



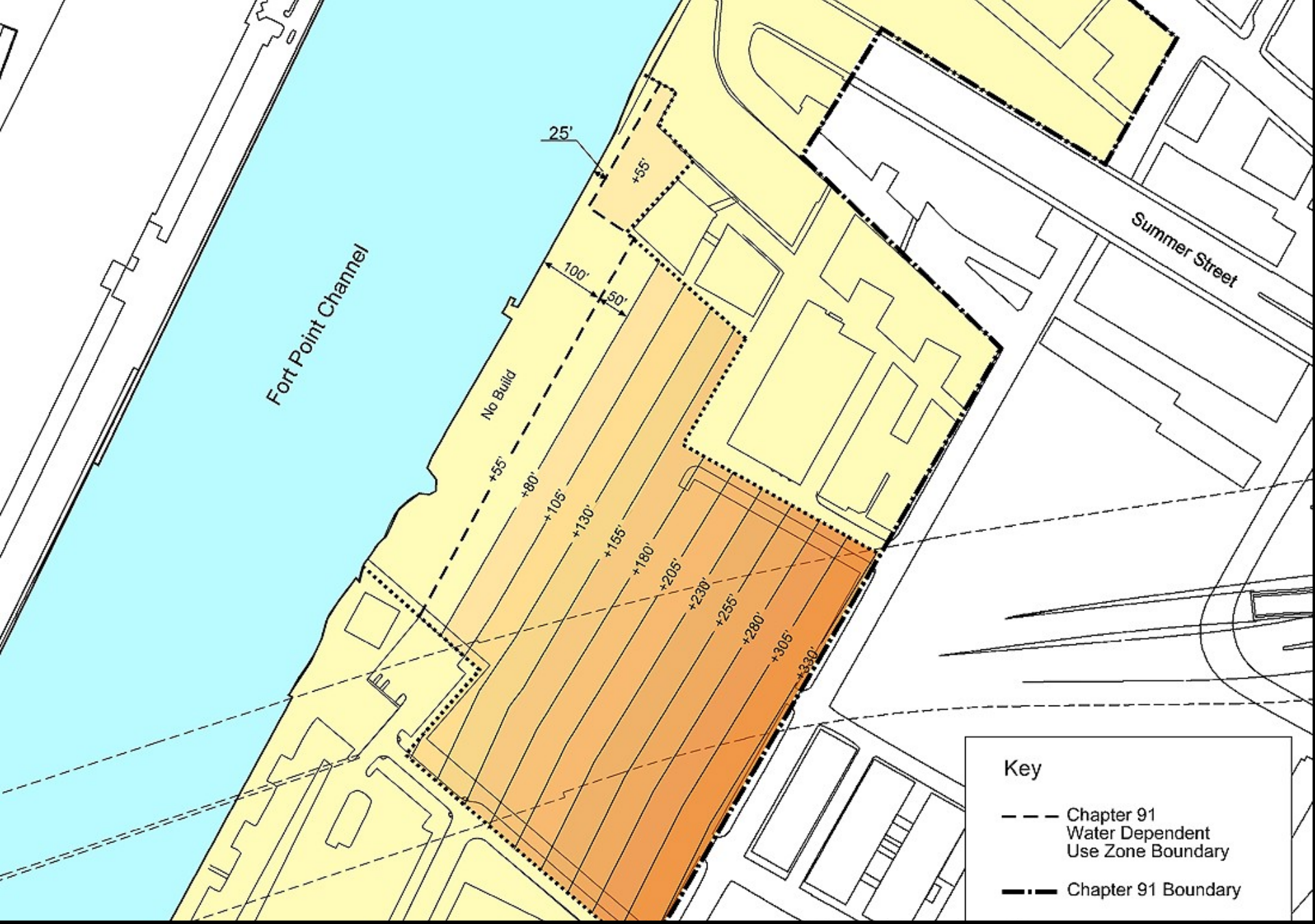
Land Owners

Land Owners

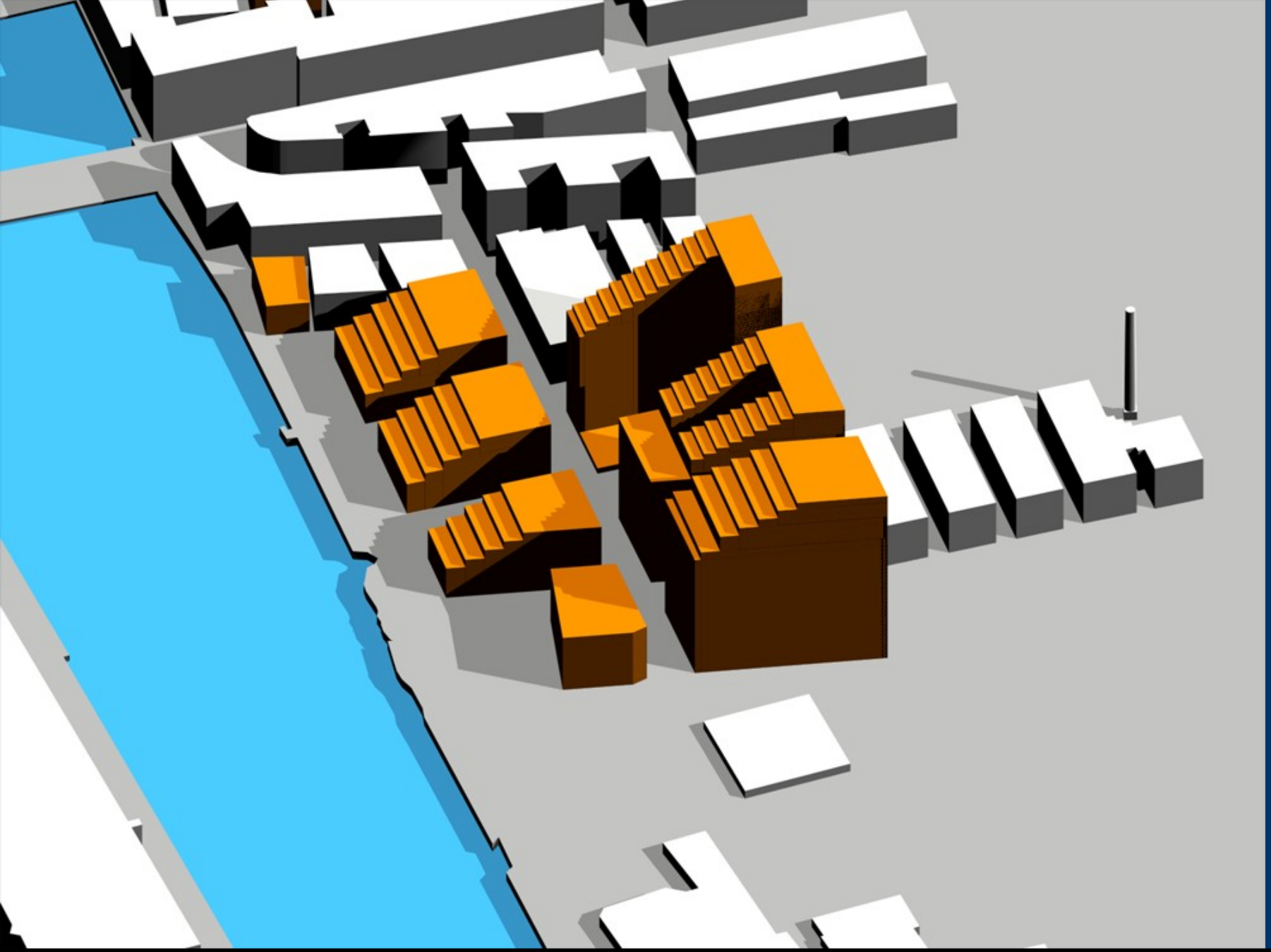

Boston Redevelopment Authority
Fort Point District Zoning
PDA Designation
Interim Planning Overlay District
M-4
General Area
Fort Point Channel
B-10
M-4
M-4
M-2
I-2
M-8
M-1



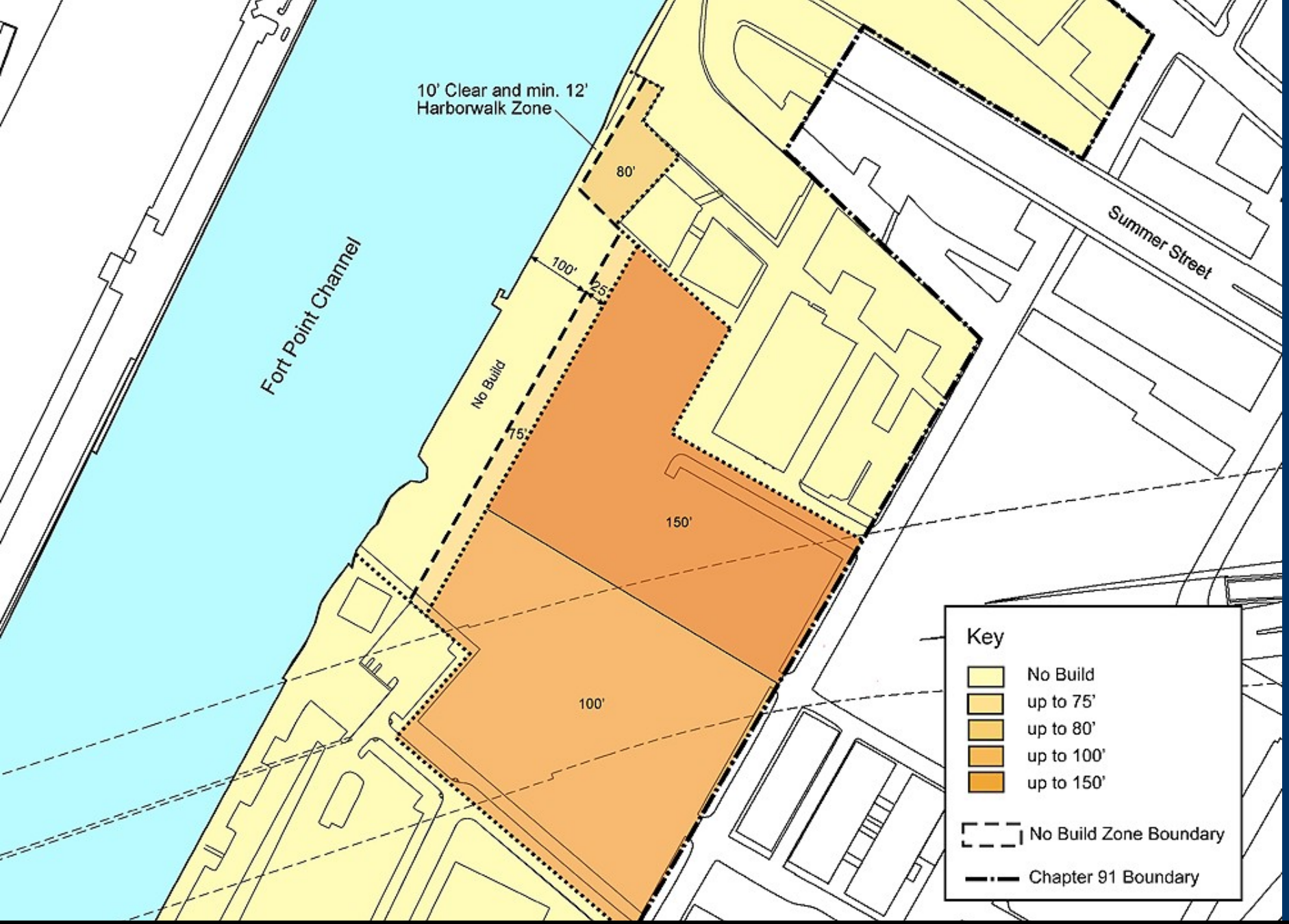
Municipal Harbor Plan Area **July 2000**



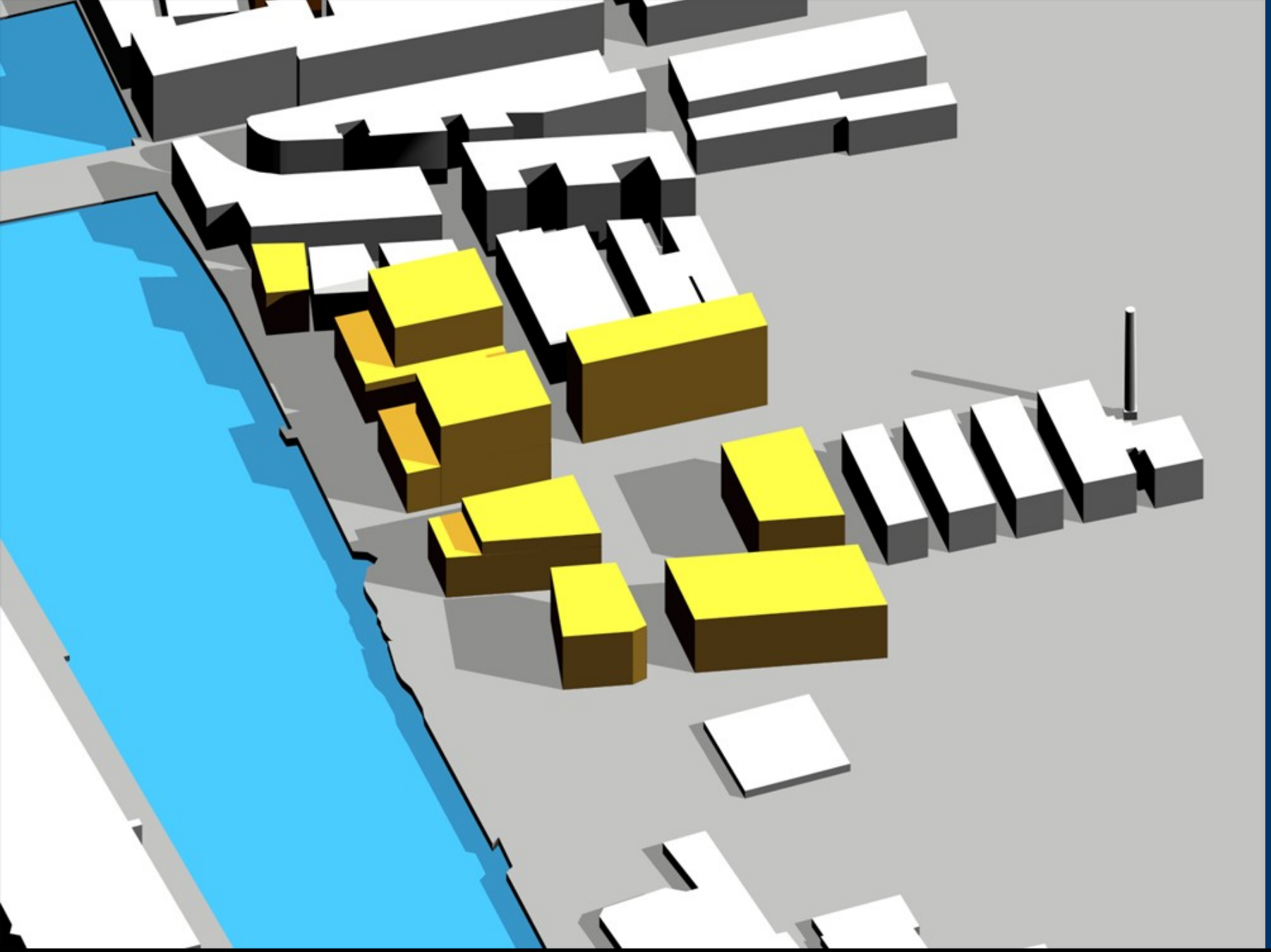
Chapter 91 Heights and Water Dependent Use Zone



Chapter 91 Build Condition



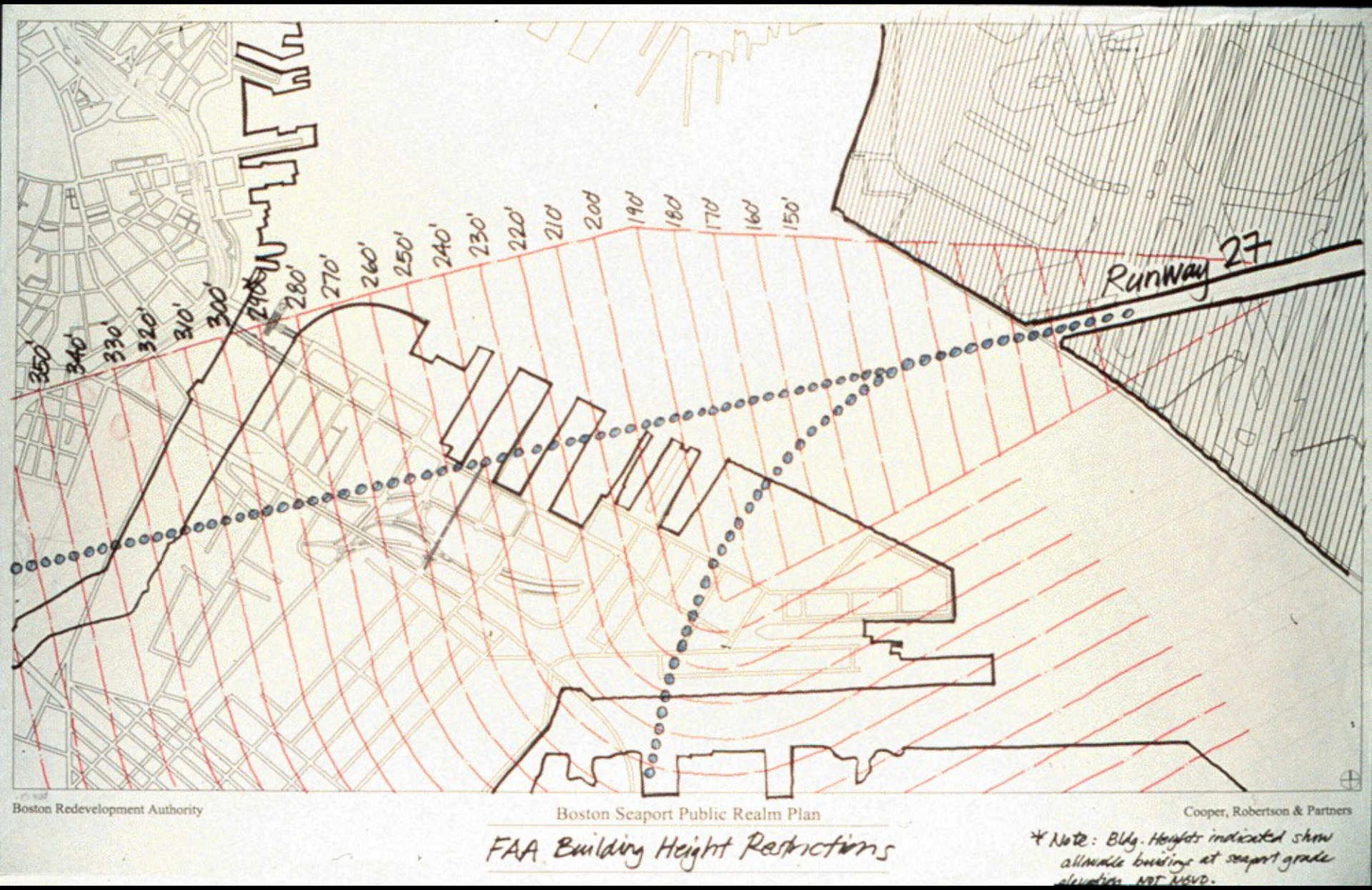
MHP Substitution Provisions



MHP Build Condition

Landmarks

- National Register
- Local Petition



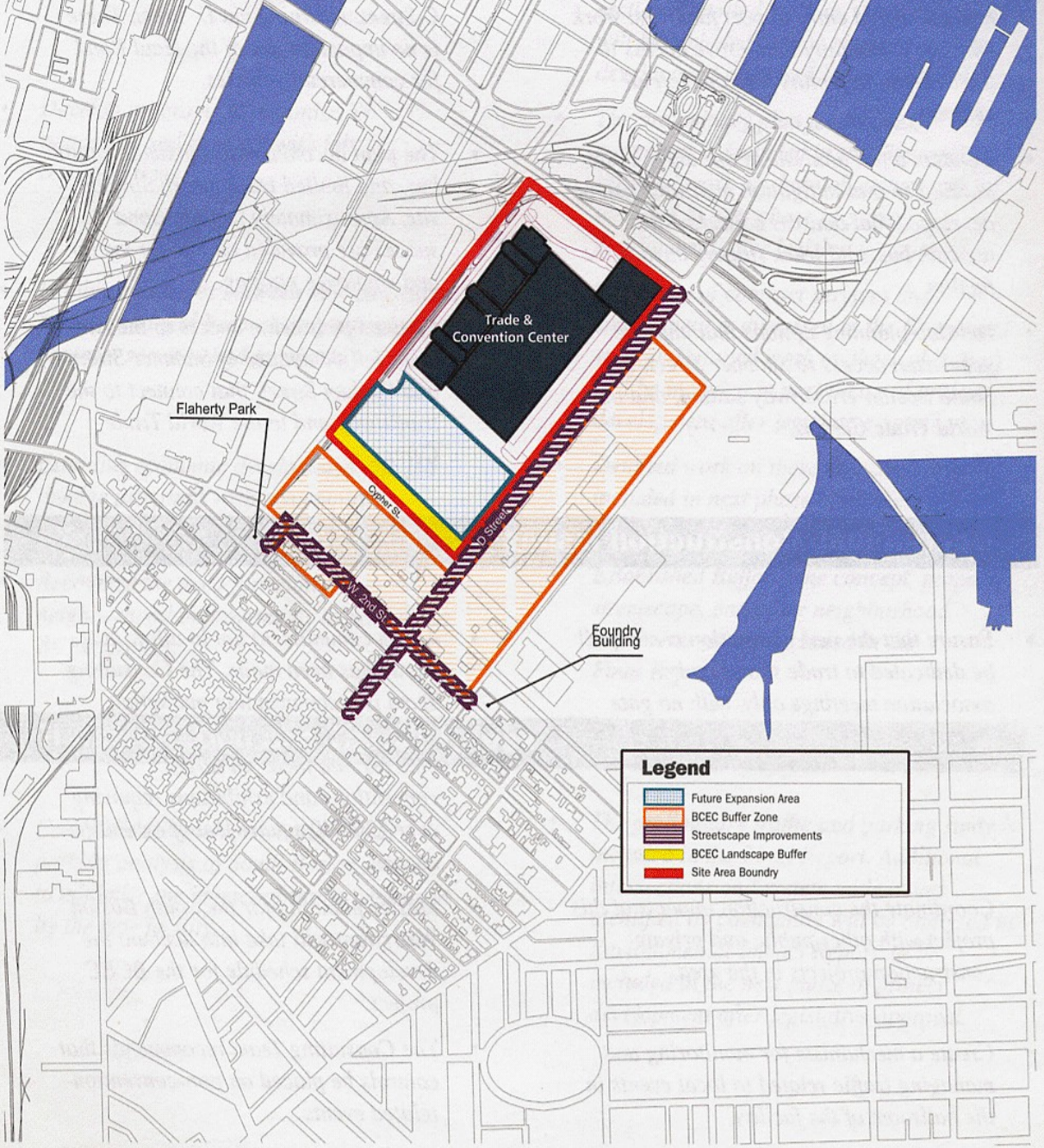
FAA Building Height Restrictions

Courthouse Station
World Trade Center Station
Fort Point Channel
Convention Center
Site

South Boston Parking Freeze

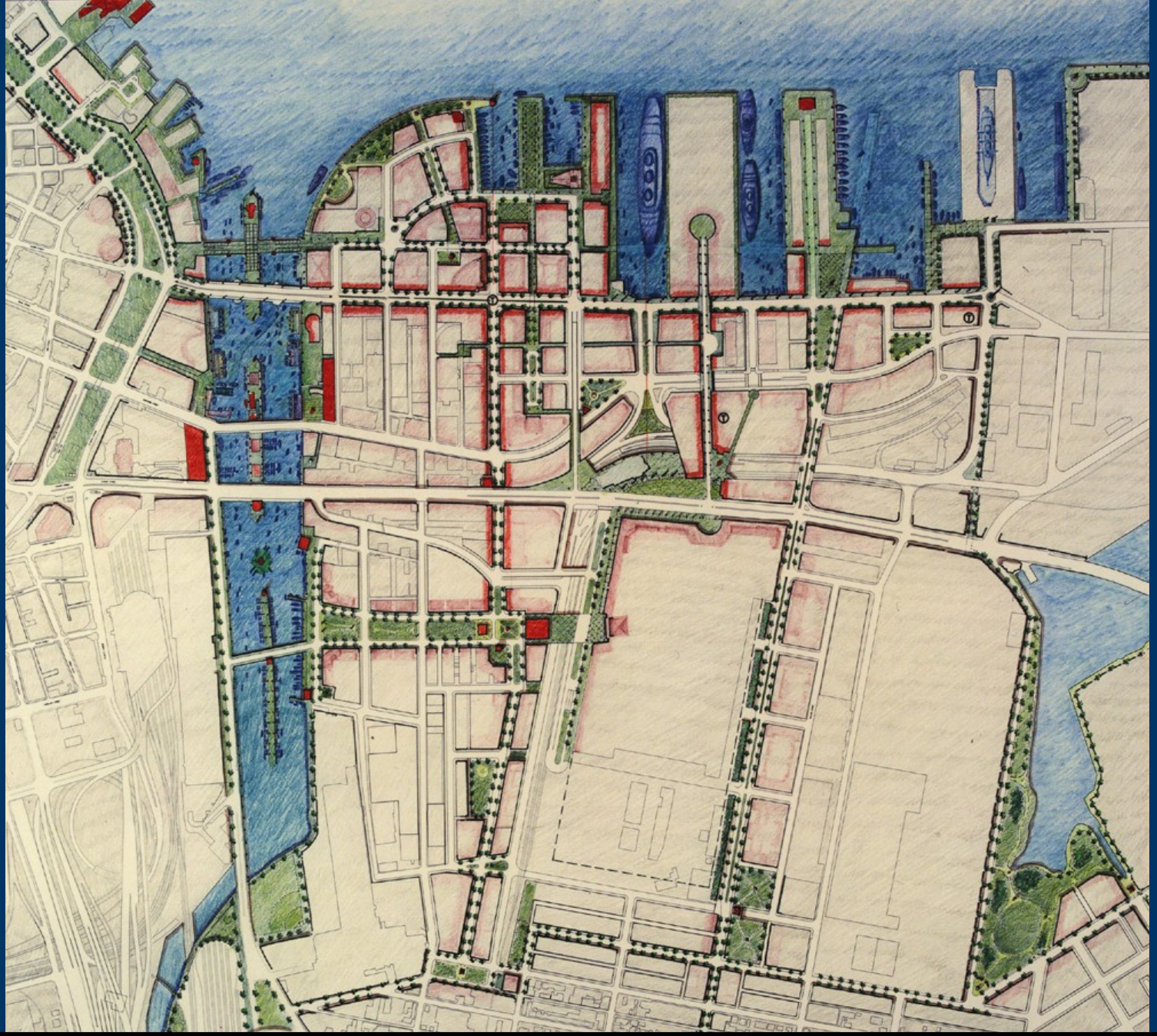
Planning Context

- Central Artery/ Tunnel Project
- MBTA Transitway Project
- Convention Center Legislation
- Seaport Public Realm Plan
- South Boston Transportation Plan
- South Boston Waterfront District MHP
- MWRA CSO
- Backstreets Program
- Channel Center
- Watersheet Activation Plan

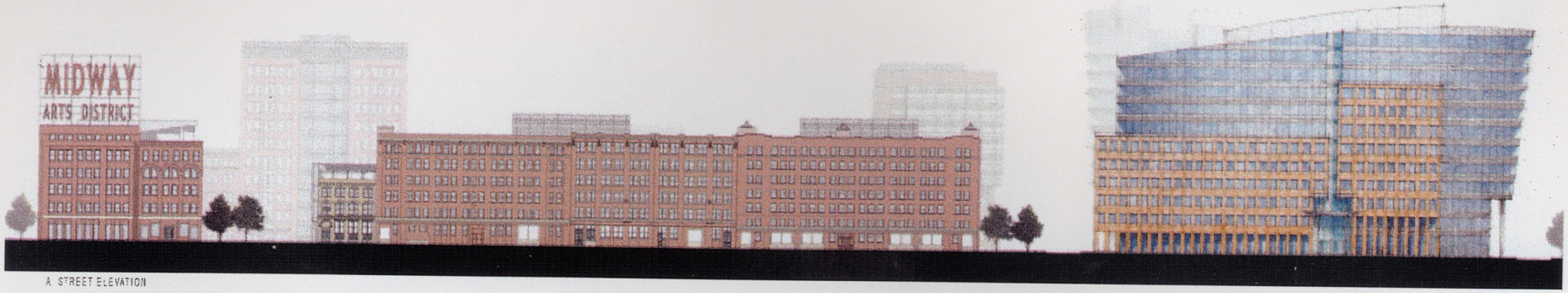


Boston Convention & Exhibition Center

Proposed Streetscape Improvements within Convention & Exhibition Center Buffer Zone



Public Realm Plan-Open Space Plan

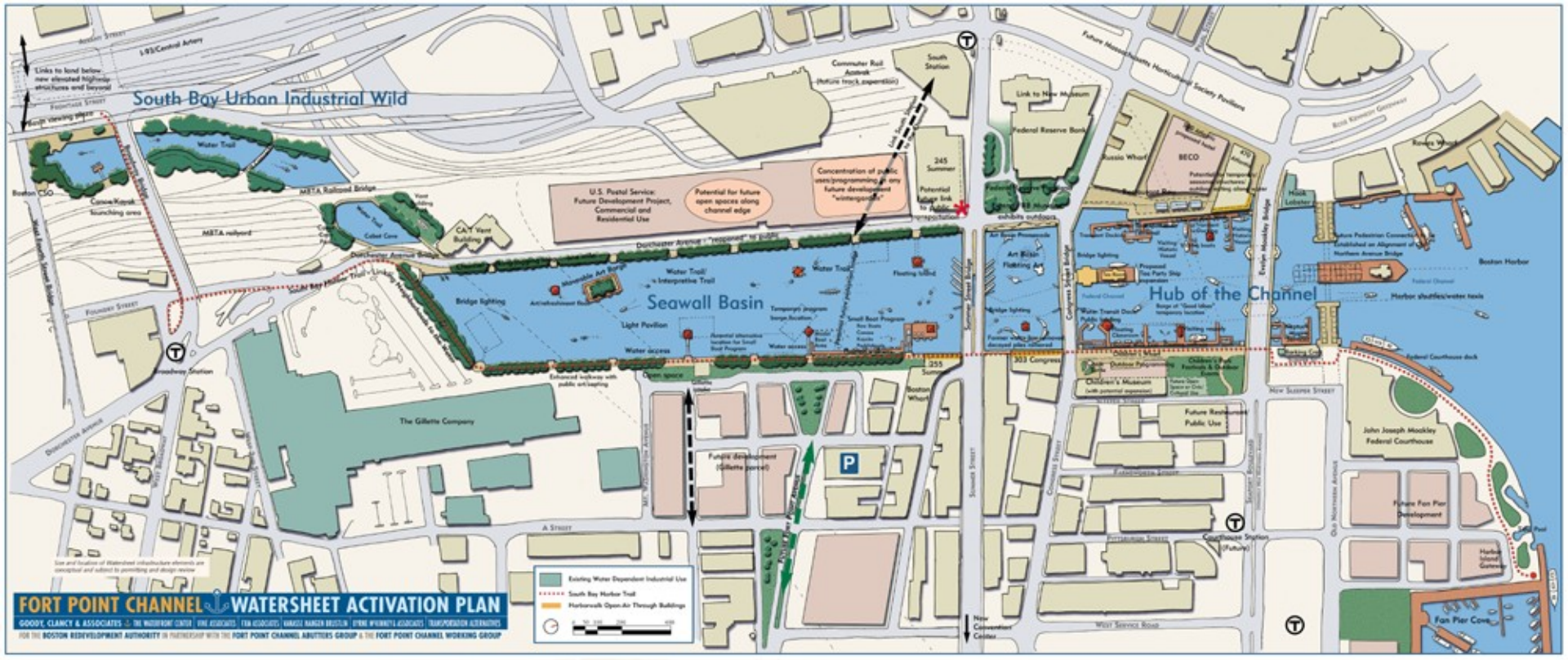


A STREET ELEVATION

MIDWAY STREET ELEVATION

Channel Center

Submitted: January 24, 2001
Approved:


South Bay Urban Industrial Wild
Seawall Basin
Hub of the Channel
FORT POINT CHANNEL WATERSHEET ACTIVATION PLAN
GOODY, CLANCY & ASSOCIATES
FOR THE BOSTON REDEVELOPMENT AUTHORITY IN PARTNERSHIP WITH THE FORT POINT CHANNEL ABUTTERS GROUP & THE FORT POINT CHANNEL WORKING GROUP

Fort Point Channel Watersheet Activation Plan May, 2002

Planning Principles

- Promote Boston Harbor as a shared natural resource
- Preserve and enhance the industrial port
- Plan the District as a vital, mixed use neighborhood
- Develop the District as an integral part of Boston’s economy
- Enhance the South Boston community

Planning Principles (SPRP)

- Extend Boston’s existing public realm
- Street networks
- Activate water-based uses
- Expand transportation
- Respect building heights
- Affordable housing and artist live-work space
- Civic and public uses
- Open space system

Planning Principles (MHP)

- Mix of uses, increasing residential
- Public access to the waterfront
- Activate the Fort Point Channel
- Pedestrians links: promenades and bridges
- Transitional buffers between industrial and mixed-use areas

Planning Principles (IPOD)

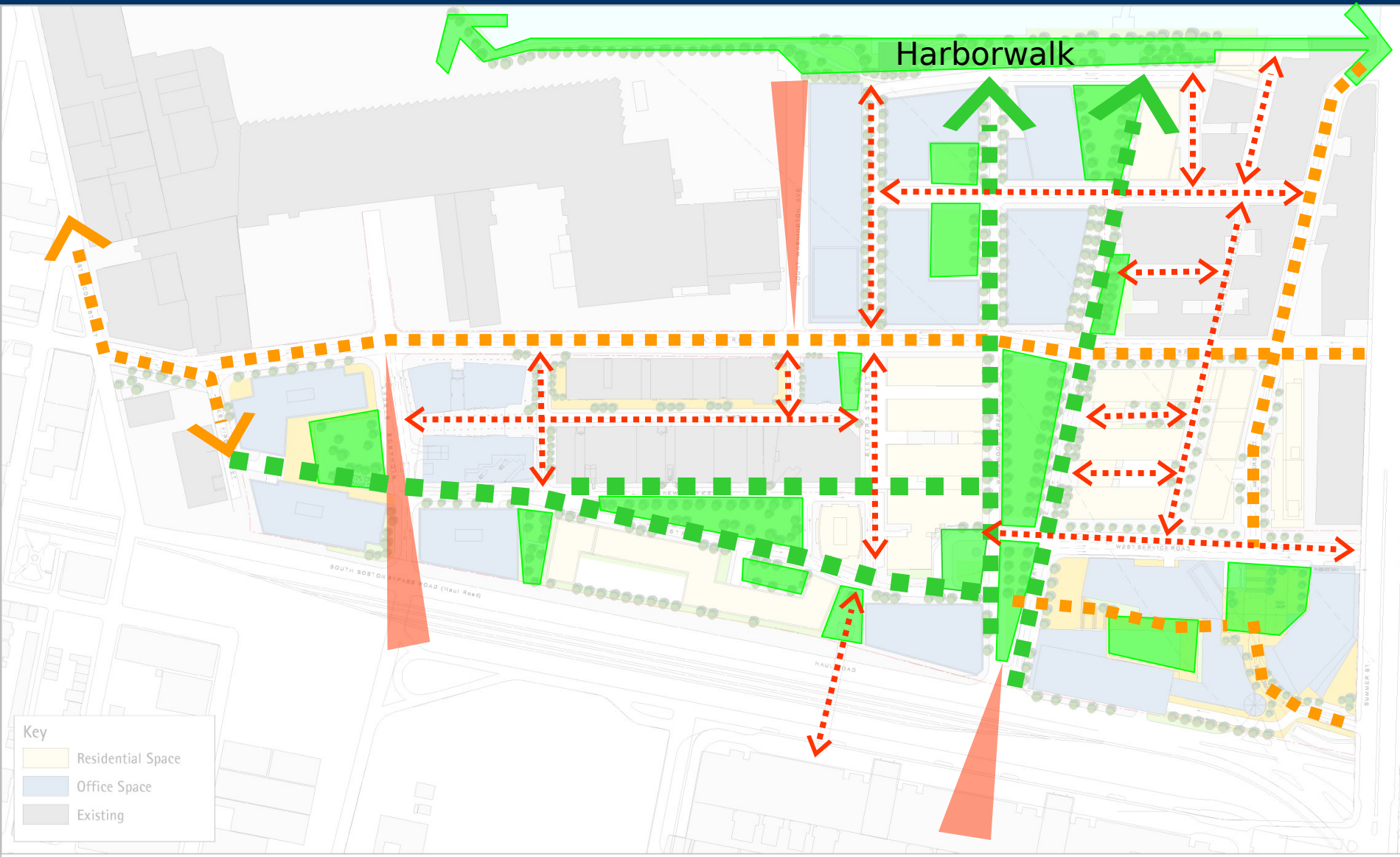
- Character and resources of each sub-district
- Residents share benefits of revitalization
- Market rate and affordable housing
- Interim height and FAR limits
- Physical connections
- Creation of streets and open spaces
- A 24-hour community
- Visual and physical access to the waterfront
- Contemporary mixed-use economy

Planning Principles (IPOD)

- Traffic flow system
- Harborwalk to serve as the framework for organizing open space
- Protect and create significant view corridors
- Preserve and protect public open spaces
- Promote the development of public waterborne transportation
- Protect water-dependent and water-related industrial and commercial uses

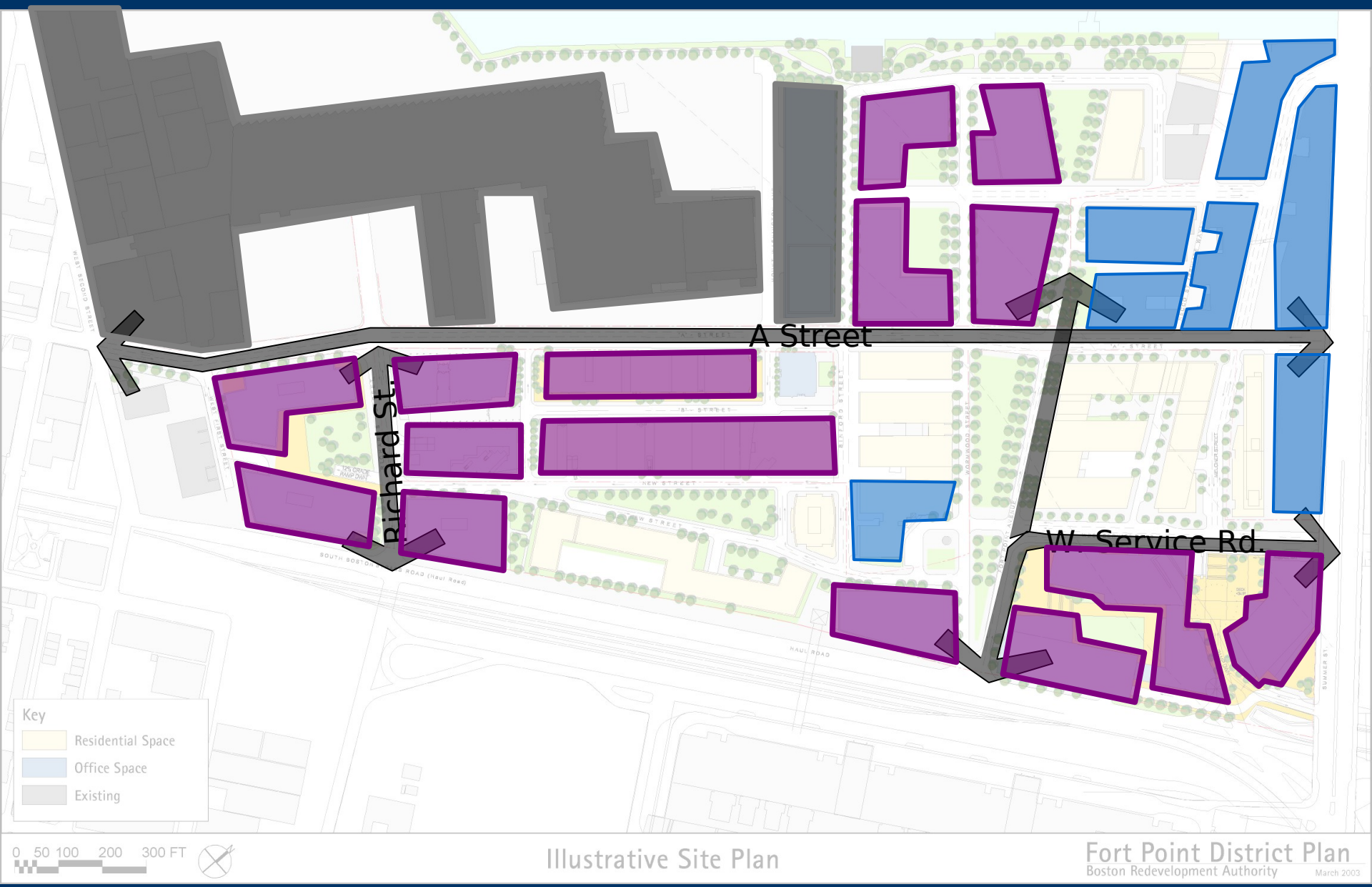
100 Acre Planning Goals

- Streets and blocks system
- Phasing of infrastructure
- Pedestrian and open space system
- Contribution of private land owners
- Street and building character
- Land use and massing:
  - Existing structures
  - New structures
- Housing policy



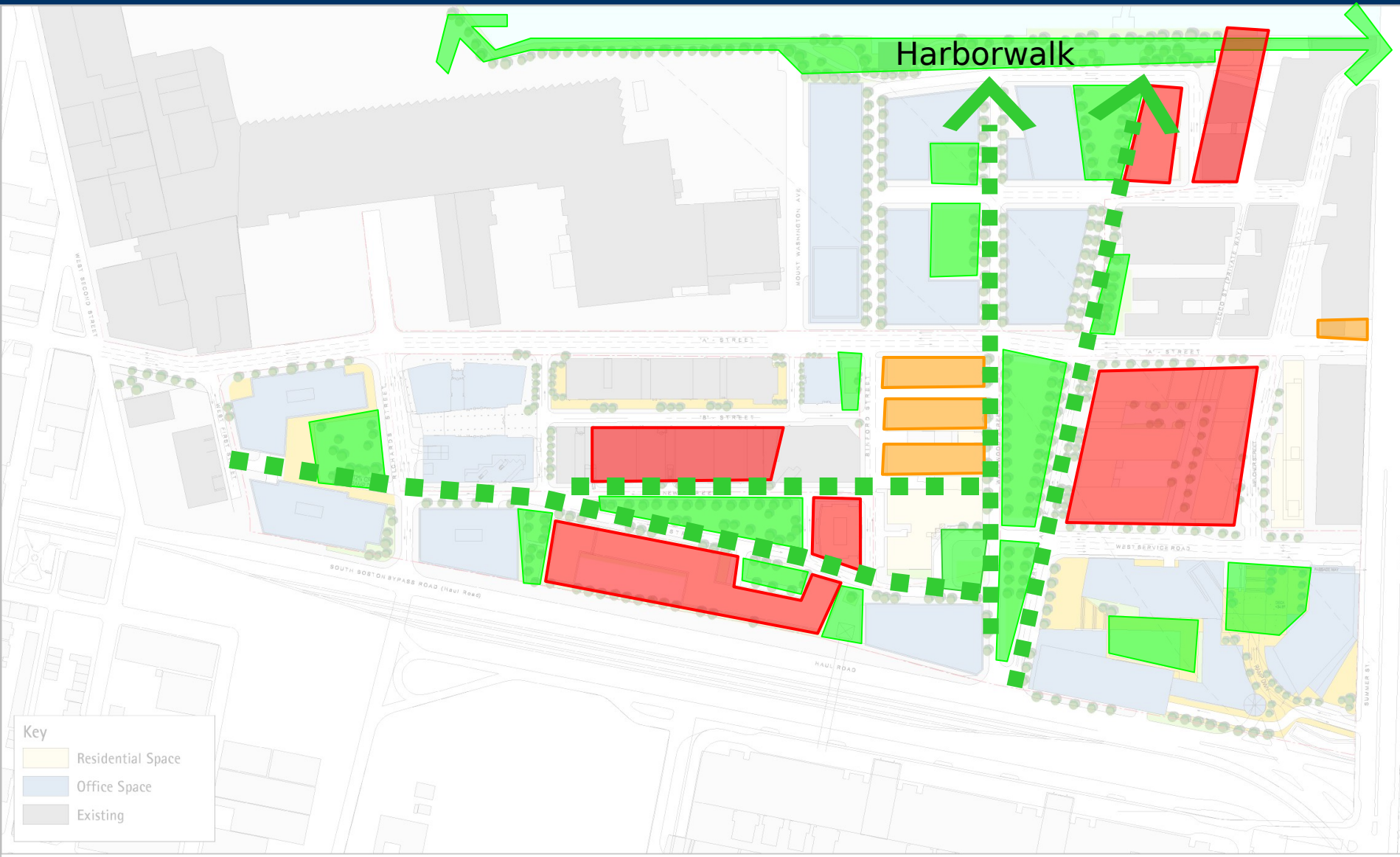
Illustrative Site Plan

Fort Point District Plan
Boston Redevelopment Authority
March 2003



Illustrative Site Plan

Fort Point District Plan
Boston Redevelopment Authority
March 2003

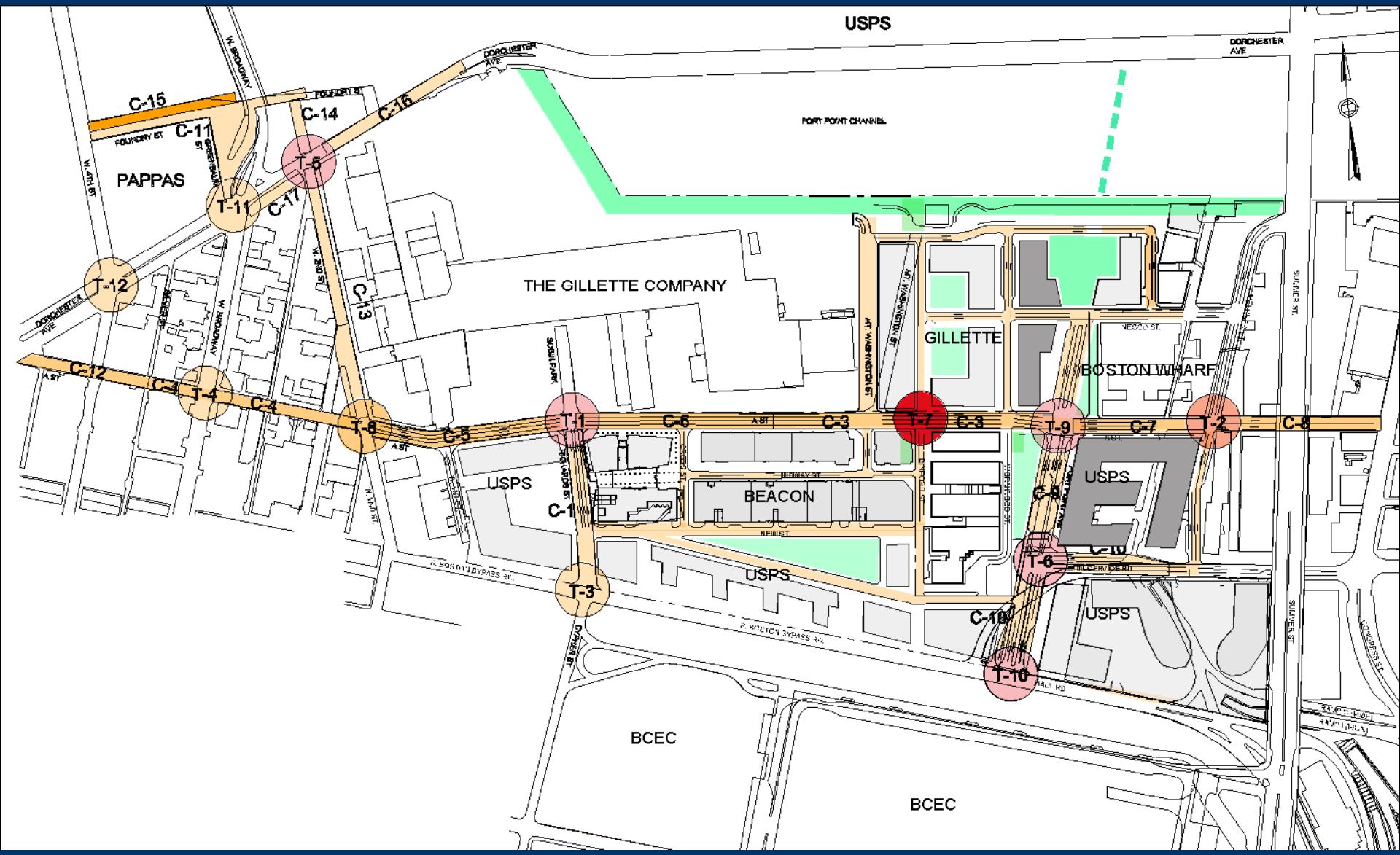


Illustrative Site Plan

Fort Point District Plan
Boston Redevelopment Authority
March 2003

Illustrative Site Plan

Fort Point District Plan
Boston Redevelopment Authority
March 2003


USPS
DORCHESTER AVE
FORT POINT CHANNEL
C-15
C-11
C-14
C-16
C-17
C-13
T-5
T-11
T-12
PAPPAS
THE GILLETTE COMPANY
GILLETTE
BOSTON WHARF
C-12
C-4
T-4
C-4
T-8
C-5
T-1
C-6
C-3
T-7
C-3
T-9
C-7
T-2
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USPS
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BEACON
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USPS
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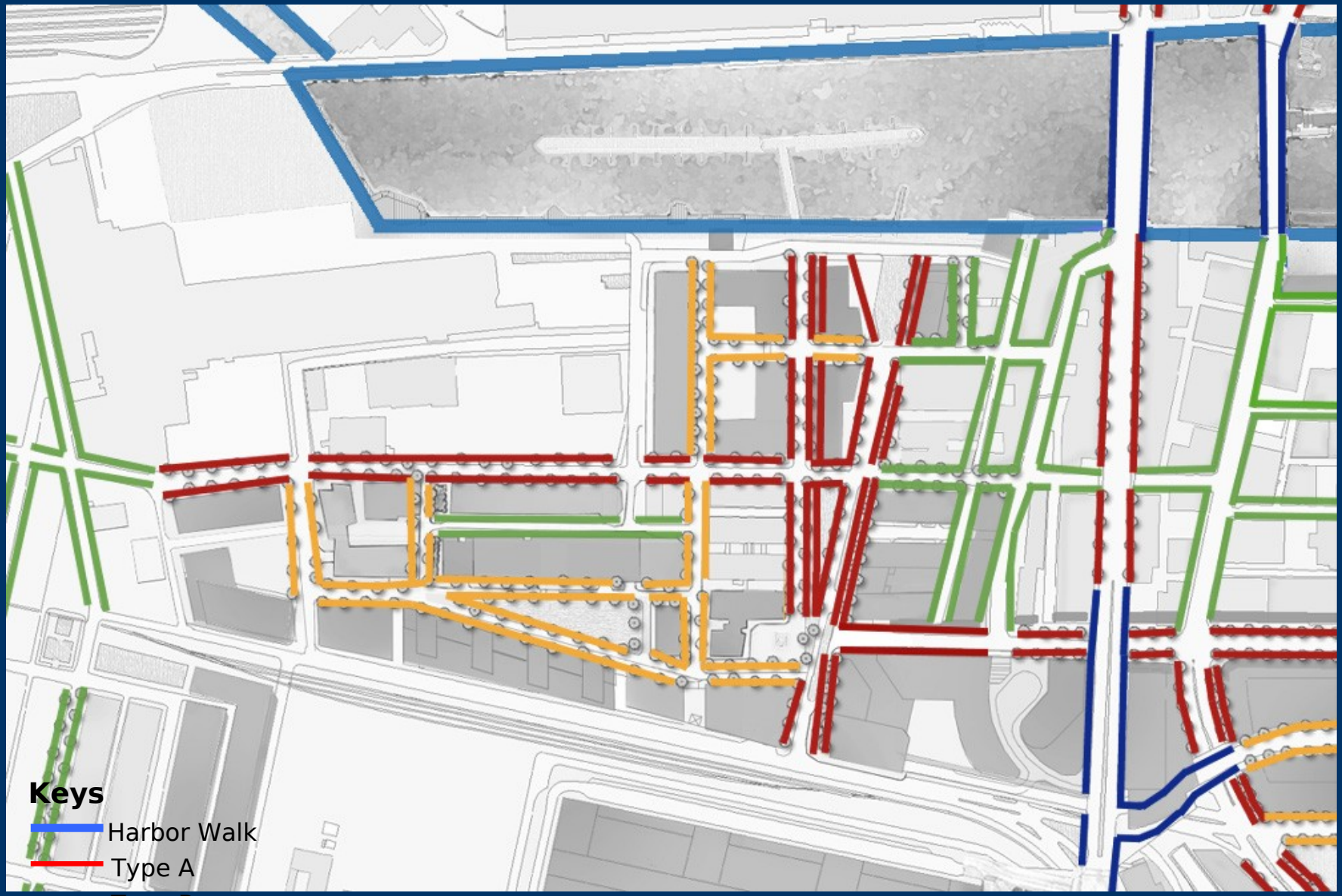
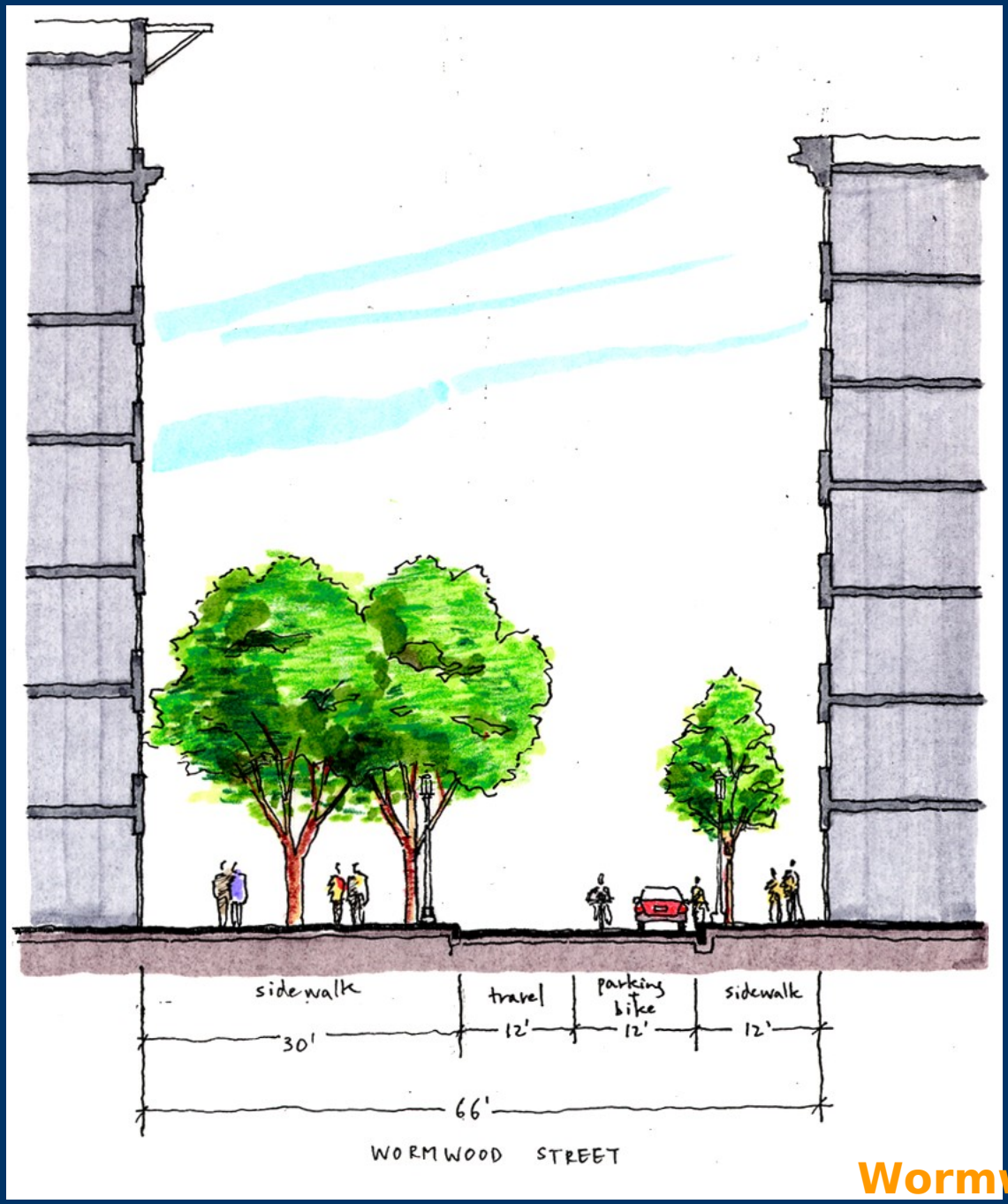
BCEC
BCEC

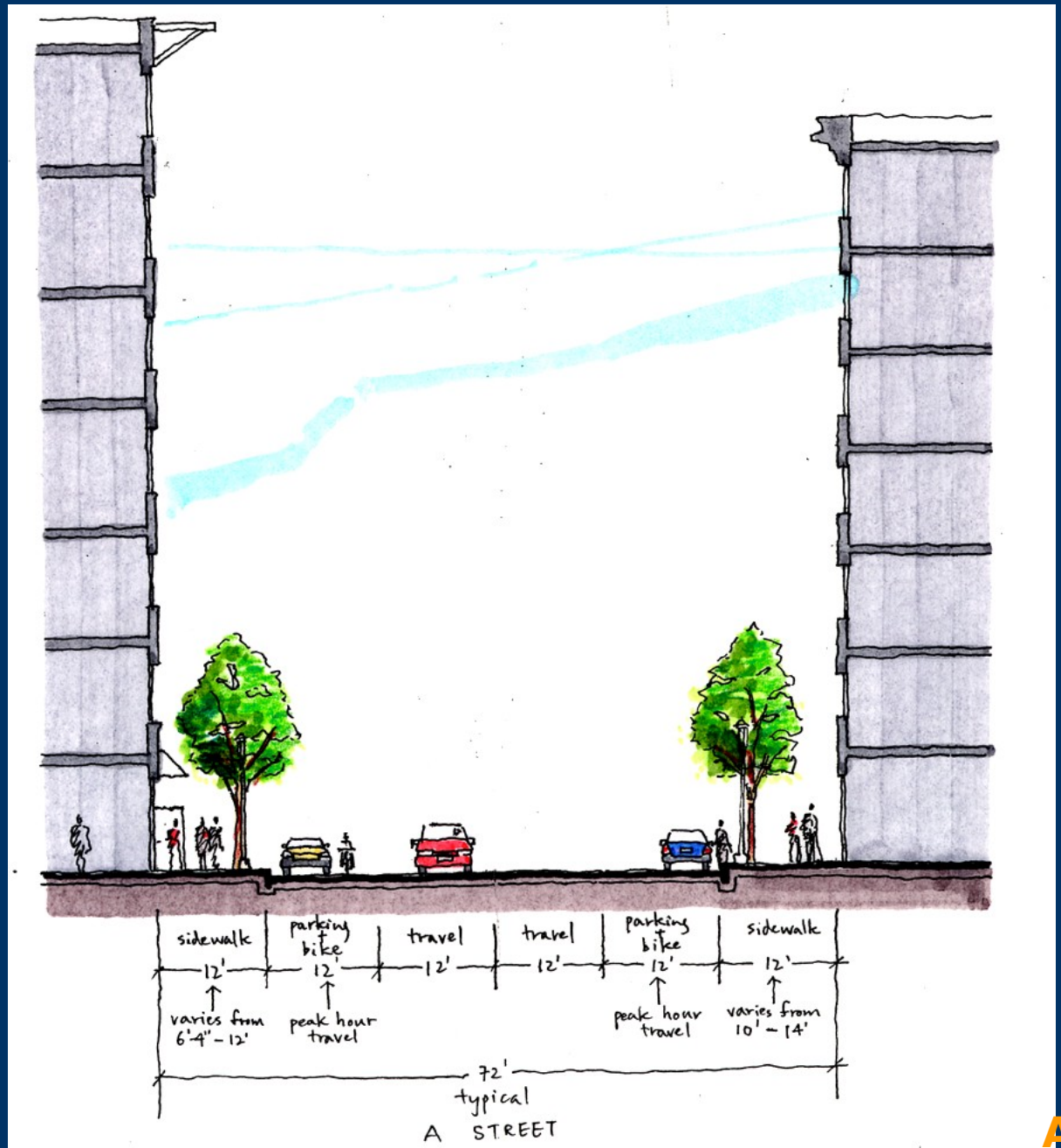


Fort Point Channel Area Streetsca

Fort Point Avenue

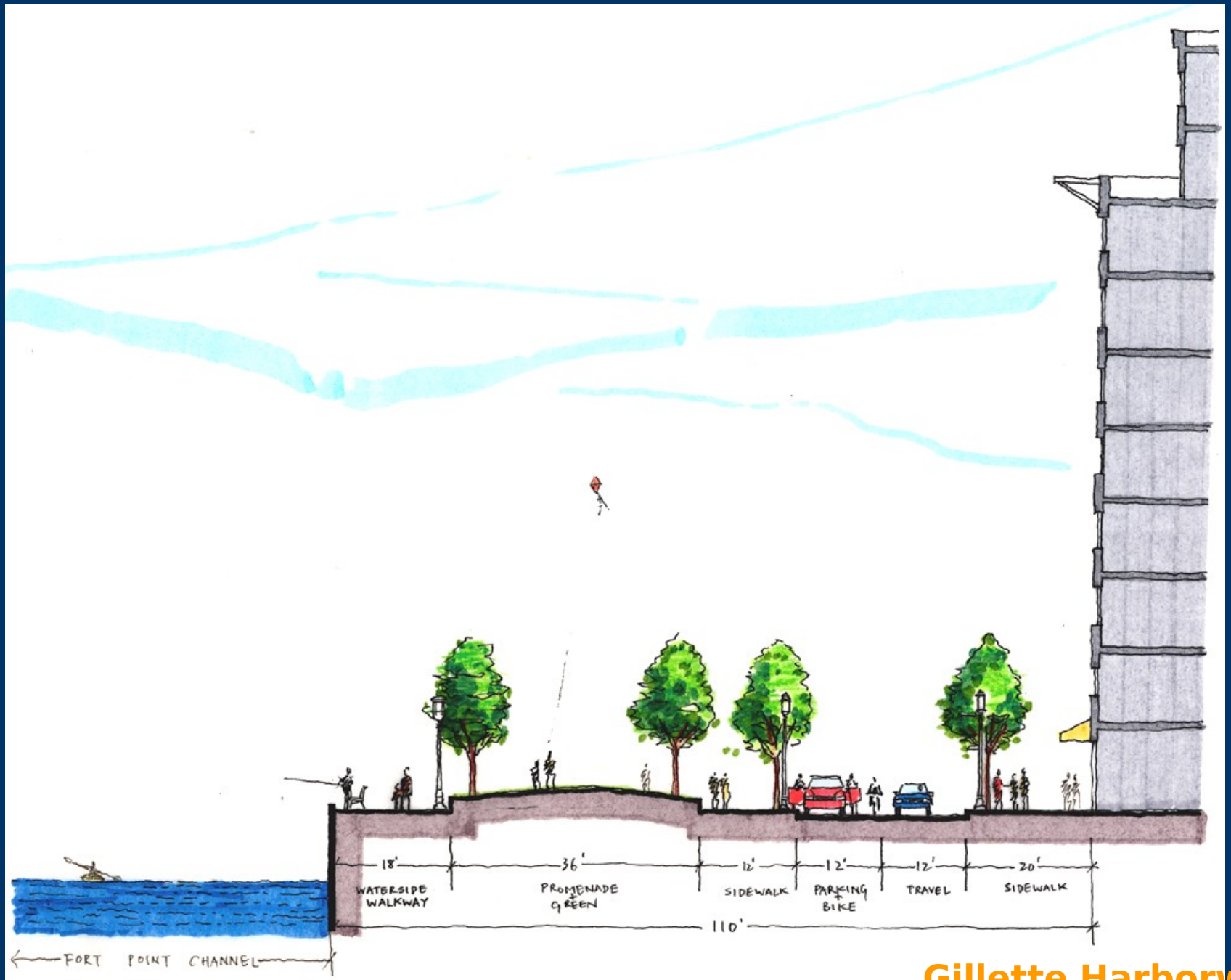


Wormwood Street


sidewalk
12'
varies from 6'-4" - 12'
parking bike
12'
peak hour travel
travel
12'
travel
12'
parking bike
12'
peak hour travel
sidewalk
12'
varies from 10' - 14'
72'
typical
A STREET

A Street

New Street and New Street Pa



Gillette Harborwalk